

096.0

0001

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

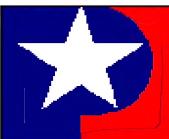
938,200 / 938,200

USE VALUE:

938,200 / 938,200

ASSESSED:

938,200 / 938,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 89 | | FALMOUTH RD W, ARLINGTON |

| Legal Description | | User Acct |
|-------------------|--|-----------|
| | | 62648 |
| | | GIS Ref |
| | | GIS Ref |
| | | Insp Date |
| 11/16/18 | | |

OWNERSHIP

Unit #:

| | |
|----------------------------|--|
| Owner 1: SCHULDENFREI MARK | |
| Owner 2: COHEN ROBIN | |
| Owner 3: | |

Street 1: 89 FALMOUTH RD W

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DEFRENESCO JEREL A/ETAL -

Owner 2: DEFRENESCO MARIA -

Street 1: 89 FALMOUTH RD W

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .255 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Wood Shingle Exterior and 2058 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 11110 | Sq. Ft. | Site | | | 0 | 70. | 0.68 | 4 | | | | | | | | | 527,312 | | | | | | 527,300 | |

Total AC/HA: 0.25505

Total SF/SM: 11110

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 527,312

Spl Credit

Total: 527,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

| | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------------|---|-----|------------------------------------|-------------------|--------|-----|--------------------------|---------------------------------|-------------------------|-----|---------------|------|--------------|------------|------------|--------------|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | |
| Type: 21 - Split Level | | | | Full Bath: 1 | Rating: Good | | | BK:10994 PG:16 646-7284. | | | | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: 1 | Rating: | | | | | | | 24 | | | 26 | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: Good | | | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | |
| Sec Wall: 2 - Clapboard | 10 % | | | OthrFix: 1 | Rating: Good | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Very Good | | | 1st Res Grid | Desc: Line 1 | # Units 1 | | | | | | | | | | | | |
| Color: GREEN | | | | A Kits: | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Good | | | Other | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | | |
| Year Blt: 1956 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | Lower | | | | | | | | | | | | | | |
| Jurisdct: G4 | Fact: . | | | Floor: | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GV - Good-VG | 10. % | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | |
| Prim Int Wal 2 - Plaster | | | | Functional: | | % | | Interior: | 1 | 6 | 3 | | | | | | | | | | | |
| Sec Int Wall: | % | | | Economic: | | % | | Additions: | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | Kitchen: 2003 | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | Baths: | | | | | | | | | | | | | | |
| Sec Floors: | % | | | Total: | 10.8 % | | | Plumbing: | | | | | | | | | | | | | | |
| Bsmnt Flr: 6 - Ceramic Tile | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 100.00 | | | | Heating: | | | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | Size Adj: 1.29575646 | | | | General: | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj: 1.03020000 | | | | Totals | 1 | 6 | 3 | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 133.489 | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 94450 | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Grade Factor: 1.10 | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 460613 | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 49746 | | | | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 410900 | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 096.0-0001-0001.A | | | | | | | | | | IMAGE | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | AssessPro Patriot Properties, Inc | | | | |
| More: N | Total Yard Items: | | | | | | | | | Total Special Features: | | | | | | | | Total: | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | |